

Parks

Fairfax County Park Authority Goals

- ✓ To provide residents with a park system that will meet their needs for a variety of recreational activities.
- ✓ To establish full opportunity for all residents and visitors to make constructive use of their leisure time through the provision of recreational and cultural programs within safe, accessible, and enjoyable parks.
- ✓ To serve as the primary public mechanism for the preservation of environmentally sensitive land and water resources and areas of historic significance.
- ✓ To preserve, restore and exhibit the County's historical heritage.
- ✓ To systematically provide for the long-range planning, acquisition and orderly development of a quality park system that keeps pace with the needs of an expanding population.

Northern Virginia Regional Park Authority (NVRPA) Goals

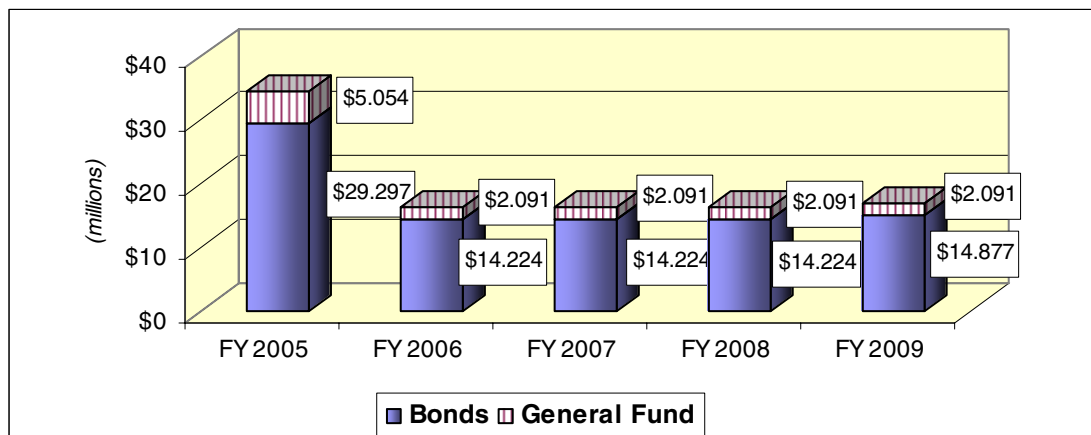
- ✓ To provide a diverse system of regional park lands and recreational facilities that meet the needs of a dynamic and growing population and enhance leisure time opportunities for Northern Virginians.
- ✓ To protect and balance development of regionally significant resources through acquisition and protection of exceptional natural, scenic, environmental, historic, cultural, recreational or aesthetic areas.
- ✓ To provide high quality park and recreation facilities by maintaining their integrity and quality with careful development, operation and maintenance practices.
- ✓ To provide leadership in the planning and coordination of regional park and recreation projects.
- ✓ To maintain sound fiscal management and long-term financial stability and solvency.

Five-Year Program Summary (in 000's)

Program Area	Anticipated to be Expended Thru FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	Total FY 2005 - FY 2009	Total FY 2010 - FY 2014	Total Program Costs
Park Authority	\$103,183	\$30,744	\$12,091	\$12,091	\$12,091	\$12,091	\$79,108	\$60,455	\$242,746
NVRPA	Continuing	3,607	4,224	4,224	4,224	4,877	21,156	24,385	45,541
Total	\$103,183	\$34,351	\$16,315	\$16,315	\$16,315	\$16,968	\$100,264	\$84,840	\$288,287

Note: NVRPA funding includes all jurisdictions. Fairfax County's share is projected to be approximately \$2.5 million annually.

Source of Funding



Fairfax County Park Authority

PROGRAM DESCRIPTION

The Fairfax County Park Authority is directed by a twelve-member board appointed by the County Board of Supervisors. One member is appointed from each of the County's nine supervisor districts, and three are appointed at-large. Since its establishment in 1950, the Authority has acquired over 22,543 acres of parkland, including 386 individual parks. Most of the funds to carry out capital acquisition and improvements were provided through bond referenda. Currently, more than half of the Park Authority operating funds are raised by revenue-producing facilities in the system; additional funding for the operation and maintenance of parks is appropriated annually by the County Board of Supervisors. Grants from the state and federal government supplement funds on a limited basis; however, gifts and donations from individuals, community organizations, corporations, and foundations are an increasingly important source of funding for community improvements.

LINK TO THE COMPREHENSIVE PLAN

Fairfax County's Comprehensive Plan has established a number of objectives and policies in order to:

- ✓ Emphasize the need for local and regional programs, parklands, and recreational facilities for current and future residents.
- ✓ Encourage the preservation and protection of park resources, including environmentally and historically significant areas.
- ✓ Acquire parkland, and develop neighborhood, community, district, and Countywide parks with appropriate recreational facilities.
- ✓ Support the Park Comprehensive Plan which establishes criteria, standards, and priorities for land acquisition, facility development, and resource protection and management. It also assesses Countywide needs for parks, recreation, and open space, and serves as the framework for related policy and fiscal deliberations.

Source: 2003 Edition of the Fairfax County Comprehensive Plan, as amended

CURRENT PROGRAM INITIATIVES

In FY 2003, the Park Authority added approximately 928 acres of land to the parkland inventory for a total of 22,543 acres. The primary acquisition of 867 acres was the partial transfer of the Laurel Hill property (former Lorton Prison) from the Board of Supervisors. This Fairfax County Park Authority ownership of more than 22,500 park acres equates to nearly 9 percent of the land mass of Fairfax County. There were nine land acquisition activities in FY 2003 that resulted in additional Park Authority holdings, including the Laurel Hill acquisition. Four resulted from the development plan review process and proffered dedications. The largest of these was approximately 9 acres from Webb Development, LLC in the Difficult Run Stream Valley. Another three were purchases, including the 18-acre Fath property, which is

part of the 91-acre Popes Head Estates/VDOT property assemblage. There was also a land gift from the Delaney family of a small parcel near Lahey Lost Valley Park.

All of the land acquisition funds from the 1998 Park Bond have been obligated or encumbered. The current Land Acquisition Work Plan programs the expenditure of funds authorized with the 2002 Park Bond Referendum. In 2004, several acquisitions by purchase as well as the transfer of the remaining parkland at Laurel Hill are anticipated.

One of the Park Authority's primary objectives over the CIP period is to complete construction already begun in County parks and upgrade the various athletic fields and courts maintained by the Park Authority. Another major objective is to continue land acquisition and work toward meeting the acreage standard established for acquisition of developable parkland. A third objective is to sustain existing parkland and facilities. Some of the recent improvements include: replacement of the mezzanine roof at the Audrey Moore RECenter in Wakefield Park; demolition of core area structures, addition of 2,000 feet of equestrian fencing, and entrance improvements at Turner Farm; interior renovations at Spring Hill RECenter; accessibility upgrades at Dranesville Tavern; site improvements including repaving existing entrance road and parking lot, trails to tennis court and basketball court, site bollards and landscaping at Muddy Hole Park; renovation of the existing rectangular field at Bailey's Elementary School in cooperation with Eckerd Drug; renovation of existing fields, including irrigation at Walnut Hills; replacement of multi-use court lights, selective replacement of unsafe light poles and fixtures serving the tennis courts, and installation of new electrical service at Jefferson District Park; natatorium renovations including filter system replacement, locker room renovation, and installation of new bleachers at Providence RECenter; athletic field improvements, including irrigation of the rectangular field at Longfellow Middle School, renovation and irrigation of 90' diamond field and overlay field at Holmes Middle School, replacement of lights on rectangular field at Carl Sandburg Middle School, and irrigation and sodding of the rectangular field at Bush Hill Elementary School; playground installation/renovation at various parks, including Borge Street, Eakin Prosperity, Freedom Hill, Huntington, Luria, McLean Central, Peterson Lane, Silas Burke, Springfield Forest, Towers, Turner Farm, Villa Lee, and Winterset Varsity Parks.

The Park Authority Board approved six master plans/master plan revisions during the past fiscal year including Frying Pan, Grist Mill, Lahey Lost Valley, Lamond, Lane's Mill, and Quinn Farm. Master plan work has been undertaken for numerous other park sites, with anticipated completion dates in FY 2004. The Park Authority also undertook its most ambitious master planning effort to date as part of the Laurel Hill project. This process has involved a variety of simultaneous tasks, including land acquisition, master planning, design, and construction of interim use ball fields, and the preparation of documents for the financing, design, and construction of a golf course in the park area. Another unique aspect of this planning effort is the utilization of the County and Park Authority web sites to keep the public informed of recent occurrences, upcoming events, and a discussion forum to provide on-line responses to the many questions posed in relation to the transformation of this former prison site to a world class park setting.

A large portion of Fairfax County Park Authority projects is supported by General Obligation Bonds. Bond funding remains from the 1998 and 2002 Park Bond Referenda. Park Referenda are proposed for fall 2004 and 2008. The Park Authority is currently conducting a Needs Assessment in order to determine long range recreation facility needs. This study includes a demand survey, development of an inventory of public and private recreation facilities, and preparation of a Long Range Capital Needs Plan. Also underway is a Facility Assessment of selected park buildings that will be utilized to develop a long range maintenance and repair plan as well as aid in the forecasting of future major expenses. There are two currently proposed but unfunded programs. The first includes a Natural Resource Management and Protection Program that would provide an ongoing comprehensive approach of stewardship management of all park lands, particularly targeting lands that are threatened by land management and use practices inconsistent with the Park Authority's land stewardship and natural resource management policies, practices, and plans. This program initiative is in direct support of the Park Authority's approved 2004 – 2008 Natural Resource Management Plan. Functions to be performed would include boundary surveys and markings, resolving encroachment issues, controlling destructive invasive plants, and stewardship maintenance. The second proposed but unfunded program is a Parks and Community Connections Initiative that would address the dramatic growth in population and shifts in demographics along with the dramatic increase in density that have occurred in the County over the past two decades. This program would allow the Park Authority to address the diverse recreational needs of the various populations,

remove communication barriers and aid in the provision of quality services. The program also provides weekend support to community events and increases the Park Authority presence within the community.

CURRENT PROJECT DESCRIPTIONS

1. **Americans with Disabilities Act (ADA).** This is a Countywide continuing project to address ADA Compliance measures throughout County parks. The Park Authority has retrofitted existing park facilities and continues to retrofit parks in priority order so that park facilities, programs, services, and activities are readily accessible to individuals with disabilities. Current projects include installation of a lift at the boating dock for Burke Lake Park, renovations to Dranesville Tavern, and planning for modifications to Lake Fairfax.
2. **Parks General Maintenance.** This is a Countywide continuing project to address Park Authority general maintenance requirements, including: plumbing, electrical, lighting, security/fire systems, sprinklers, and HVAC. In addition, this project funds roof repairs and structural preservation of park historic sites. The facilities maintained include but are not limited to: field houses, boathouses, pump houses, maintenance facility sheds, shelters, and office buildings. Priorities are based on an assessment of current repair needs associated with safety and health issues, facility protection, facility renewal, and improved services. This program also provides for the stabilization of newly acquired structures and emergency repairs as needed at these facilities.
3. **Parks Facility/Equipment Maintenance.** This is a Countywide continuing project to address routine repairs in Park Authority buildings and to provide routine and corrective maintenance of Park Authority structures and the equipment fleet. Facility maintenance includes routine and preventive maintenance, such as carpentry, plumbing, electrical HVAC, security, and fire alarm systems at park sites. Equipment maintenance includes routine and preventative maintenance on operating equipment such as mowers, tractors, utility vehicles and heavy construction equipment.
4. **Parks Grounds Maintenance.** This is a Countywide continuing project to provide for routine preventative and corrective grounds maintenance throughout the park system on park roads and parking lots, irrigation systems, bridges, playgrounds, picnic areas, tennis courts, and trails. These multi-year renovation programs address long-term deferred maintenance on outdoor park amenities.
5. **Laurel Hill Development.** This is a continuing project to address property management and development at the Laurel Hill property. Laurel Hill was transferred to the County by the Federal Government during the first part of 2002. The property includes approximately 2,340 acres of land and 1.48 million square feet of building space. Funding will continue to address needs at this site, including master planning, a security/maintenance contract, structural maintenance and utilities at existing buildings, custodial, planning, and engineering positions, maintenance at four interim athletic fields, and demolition of unserviceable buildings.
6. **Wakefield Softball Complex.** \$1,700,000 for the design and construction of a girls' softball complex at Wakefield Park, to include design and construction of two Level I diamond fields as well as additional parking areas. This project is separated into three phases: Phase I includes the project design, development permit, and construction of two additional parking areas, including associated drainage systems and lighting; Phase II includes the demolition of the existing parking area, rough grading, and turf establishment on the fields; and Phase III includes field fencing, irrigation, and lighting. This project is supported by General Obligation Bonds in the amount of \$1,400,000 and General Funds in the amount of \$300,000.
7. **Athletic Fields.** \$7,400,000 for new field development, renovation of existing fields, and lighting and irrigation of existing fields throughout the County. Completed projects include irrigation of diamond fields at Ossian Hall, Cunningham, and Franklin Farm Parks; lighting for diamond fields at Beulah, Cunningham, and Braddock Parks; irrigation of rectangular fields at George Washington and Franklin Farm Parks; lighting for rectangular fields at Braddock and Cunningham Parks; renovation of diamond fields at Walnut Hills; new rectangular fields at Hutchison School Site and Bailey's Area Parks. Projects underway include planning, natural/cultural resource inventory, and athletic field development at the Hunter Assemblage; renovation of rectangular fields at Hooes Road; athletic field lighting and field renovation for diamond and rectangular fields at Ellanor C. Lawrence Park;

and athletic field development at Clermont Park. This project is supported by the 1998 Park Bond Referendum.




8. **Infrastructure Renovation.** \$4,900,000 for repairs and improvements to park roads and parking lots Countywide. Completed projects include Lee District road improvements; renovation of parking lot lighting at recreation centers; and renovation of court lighting at Jefferson District Park. Projects underway include Greenbriar and Providence Park road improvements; funds to match volunteer programs; and improvements to Green Spring Gardens park site. This project is supported by the 1998 Park Bond Referendum.
9. **Trails and Stream Crossings.** \$4,200,000 for improvements to existing trails and bridges; and additional trails and stream crossings with emphasis on connecting existing trail systems. Projects underway include stream valleys such as Accotink, Cub Run, Difficult Run, Holmes Run, Long Branch, Rocky Run, and South Run Stream Valley Parks. This project is supported by the 1998 Park Bond Referendum.
10. **Natural and Cultural Resource Facilities.** \$10,000,000 for preservation and stabilization of several historic sites and buildings and natural resource protection. Projects underway include Historic Huntley, Mt. Air, Ox Hill, and Union Mills; dam and dredging of Lake Accotink; stabilization of stream valley areas; improvements to Huntley Meadows wetland impoundment; and development of horticulture facilities. This project is supported by the 1998 Park Bond Referendum.
11. **Community Park Development.** \$6,000,000 for phased development of several new and existing community parks throughout the County with both passive and active types of recreational facilities. Completed projects include Idylwood, Jefferson Village, Muddy Hole, Turner Farm, and Tyler Parks. Projects underway include Centreville Farms Area, Towers, Great Falls Nike, Grist Mill, Reston Town Green, and Stratton Woods. This project is supported by the 1998 Park Bond Referendum.
12. **Building Renovations.** \$5,000,000 for repairs and replacement of park facilities including roofs and mechanical systems; and remodeling of facilities for improved space utilization. Completed projects include Mt. Vernon, Spring Hill, and Wakefield. Projects underway include Lake Fairfax, the field house at South Run Park, and the indoor recreation center at Oak Marr. This project is supported by the 1998 Park Bond Referendum.
13. **Playgrounds, Picnic Areas, and Shelters; Tennis and Multi-use Courts.** \$2,500,000 for replacement of old and below standard play equipment with new and expanded equipment; additional new playgrounds and renovation of picnic areas; new picnic shelters; and repair and renovation of tennis and multi-use courts. This project also includes the development of a skate park at Wakefield Park. This project is supported by the 1998 Park Bond Referendum.
14. **Cub Run RECenter.** \$18,527,000 for land acquisition, design and construction of a new recreation center in the western portion of the County. Construction is underway on this 65,824 square foot facility that will include a 25-meter by 25-yard competitive swimming pool, leisure pool, whirlpool/spa, weight training and fitness areas, multi-purpose rooms, and administrative and support service areas. As part of the FY 1998 Bond Referendum, funding of \$15,000,000 was identified for construction of this facility. The current Total Project Estimate has increased by \$3,527,000. An amount of \$2,527,000 has been identified in Park Authority bonds to partially offset this cost increase. The remaining balance of \$1,000,000 has been provided by the General Fund. This project is supported by the 1998 Park Bond referendum and the General Fund.
15. **Land Acquisition (1998 Bond Referendum).** \$20,000,000 for acquisition of new parkland sites that fall within one or more of the following categories: parcels of 25 acres or more for active recreational development; land adjacent to existing parks that will expand recreational opportunities; sites in high density areas of the County deficient in open space; lands to protect significant natural and cultural resources; and sites in the rapidly expanding areas of the County. Recent acquisitions funded under this category include: 10 acres adjacent to Frying Pan Park in the Hunter Mill District; 19 acres at Turner Farm Park in the Dranesville District; 13 acres at the John C. and Margaret K. White Horticultural Park in the Mason District; 39 acres in the Accotink Stream Valley in the Braddock District; 28 acres adjacent to Huntley Meadows Park in the Lee District; 16 acres along Difficult Run Stream Valley in the Hunter Mill and Sully Districts; 101 acres adjacent to Richard

Jones Park in the Sully District; 17 acres in the Fort Hunt Road area in the Mt. Vernon District; 405 acres in Hunter Assemblage in the Sully District; 76 acres adjacent to the Fairfax County Parkway in the Springfield District; 7 acres adjacent to Nottoway Park in the Providence District; 10 acres in the Old Telegraph Road area in the Lee District; 10 acres in the Hunter Mill Road area in the Providence District; and 39 acres as an addition to the Hunter Assemblage in the Sully District. This project is supported by the 1998 Park Bond Referendum.

16. **Projects Under Construction (1998 Bond Referendum).** \$20,046,000 for projects that are completed and are in the warranty period. It is anticipated that all projects will be completed and funds expended by the end of FY 2004. This project is supported by the 1998 Park Bond Referendum.
17. **Land Acquisition (2002 Bond Referendum).** \$15,000,000 to continue land acquisition projects. This project is based on the rapid pace of development in the County and the reduced amount of open space. Park Authority criteria will be utilized for land acquisition include: availability; contiguity of existing park land or stream valley area; demonstrated need for park land in service area; supports priorities identified in green infrastructure mapping; the acquisition of land for park use is consistent with the Comprehensive Plan; park development is supported by demonstrated community response; existing zoning and development conditions permit desired use; site conditions support proposed development; development costs are reasonable; parcels or assemblages are larger than 10 acres in less densely developed areas; and parcels or assemblages that support development of urban park types in more densely developed areas. This land acquisition funding also includes the repayment of a short term note issued by the Park Authority in the amount of \$2,475,000 for the purchase of 246 acres on Pleasant Valley Road.
18. **Community Park Development (2002 Bond Referendum).** \$3,600,000 for development of new facilities as well as improvements and renovations to existing facilities. An amount of \$5,000,000 was approved as part of the 2002 Park Bond Referendum, of which \$1,400,000 has been earmarked for costs associated with the Wakefield Girls Softball Complex. Additional funds will be used to supplement ongoing or deferred development projects from the 1998 park bond program.
19. **Land Acquisition and Park Development (2004 Bond Referendum).** \$50,000,000 to continue land acquisition, development of new facilities, and renovations for existing facilities. This project is based on the rapid pace of development in the County and the reduced amount of open space. The Park Authority criteria referenced in Project # 17 will be utilized for land acquisition. In addition, based on the increasing recreational needs of the County and the aging of current facilities, the Park Authority is in the process of establishing priorities for park improvements for utilization of development funds.
20. **Land Acquisition and Park Development (2008 Bond Referendum).** \$50,000,000 to continue land acquisition, development of new facilities, and renovations for existing facilities. This project is based on the rapid pace of development in the County and the reduced amount of open space. The Park Authority criteria referenced in Project # 17 will be utilized for land acquisition. In addition, based on the increasing recreational needs of the County and the aging of current facilities, the Park Authority is in the process of establishing priorities for park improvements for utilization of development funds.

**PROJECT COST SUMMARIES
FAIRFAX COUNTY PARK AUTHORITY
(\$000's)**

Project Title/ Project Number	Source of Funds	Anticipated to be Expended Thru FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	Total FY2005-FY2009	Total FY2010-FY2014	Total Project Estimate
1. Americans with Disabilities Act (ADA) / 009416	G	C	54	154	154	154	154	670	770	1,440
2. Parks General Maintenance / 009417	G	C	425	505	505	505	505	2,445	2,525	4,970
3. Parks Facility/Equipment Maintenance / 009443	G	C	470	470	470	470	470	2,350	2,350	4,700
4. Parks Ground Maintenance / 009442	G	C	962	962	962	962	962	4,810	4,810	9,620
5. Laurel Hill Development / 009444	G	C	3,143					3,143		3,143
6. Wakefield Softball Complex / 005007	G, B	1,700						0		1,700
7. Athletic Fields / 474198	B	5,790	1,610					1,610		7,400
8. Infrastructure Renovation / 474498	B	4,130	770					770		4,900
9. Trails and Stream Crossings / 474698	B	3,230	970					970		4,200
10. Natural and Cultural Resource Facilities / 475098	B	3,390	6,610					6,610		10,000
11. Community Park Development / 475598	B	4,700	1,300					1,300		6,000
12. Building Renovations / 475898	B	3,600	1,400					1,400		5,000
13. Playgrounds, Picnic Areas and Shelters; Tennis & Multi-Use Courts / 475998	B	2,500						0		2,500
14. Cub Run RECenter / 476098	B, G, X	15,497	3,030					3,030		18,527
15. Land Acquisition (1998 Bond) / 476198	B	20,000						0		20,000
16. Projects Under Construction (1998 Bond)	B	20,046						0		20,046
17. Land Acquisition (2002 Bond) / 476102	B	15,000						0		15,000
18. Community Park Development (2002 Bond) / 475502	B	3,600						0		3,600
19. Land Acquisition and Park Development (2004 Bond)	B	0	10,000	10,000	10,000	10,000	10,000	50,000		50,000
20. Land Acquisition and Park Development (2008 Bond)	B	0						0	50,000	50,000
TOTAL		\$103,183	\$30,744	\$12,091	\$12,091	\$12,091	\$12,091	\$79,108	\$60,455	\$242,746

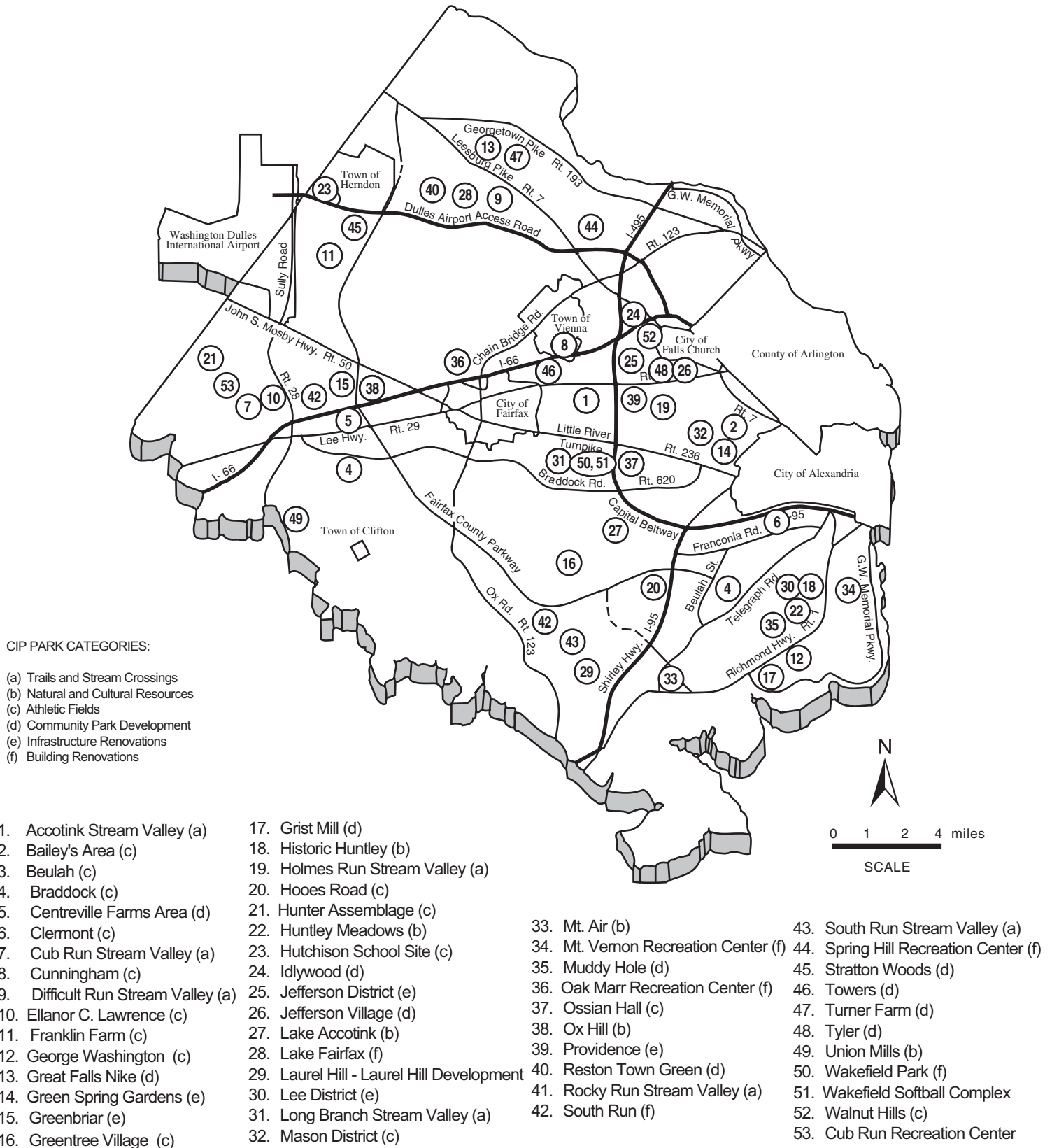
Key: Stage of Development	
	Feasibility Study or Design
	Land Acquisition
	Construction

Notes:
Numbers in bold italics represent funded amounts.
A "C" in the Authorized or Expended Column denotes a continuing project.

Key: Source of Funds	
B	Bonds
G	General Fund
S	State
F	Federal
X	Other
U	Undetermined

Park Authority

Location of CIP Projects



Note: Note: Parks listed and mapped correspond to projects 5 through 14 described in the text and shown on the summary table.